



Trematon Walk London N1 9FN

£715,000



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- Two Bedroom Split Level Apartment
- Situated On The Ground & Lower Ground Floor
- Open Plan Reception, Diner & Kitchen
- Both Bedrooms Benefit From En-Suites
- Private Terrace
- Under Floor Heating & Air Cooling System
- Walking Distance To King's Cross & St Pancras International
- 984 Year Lease Remaining
- Service Charge £3150.53pa, Ground Rent £200pa
- Chain Free





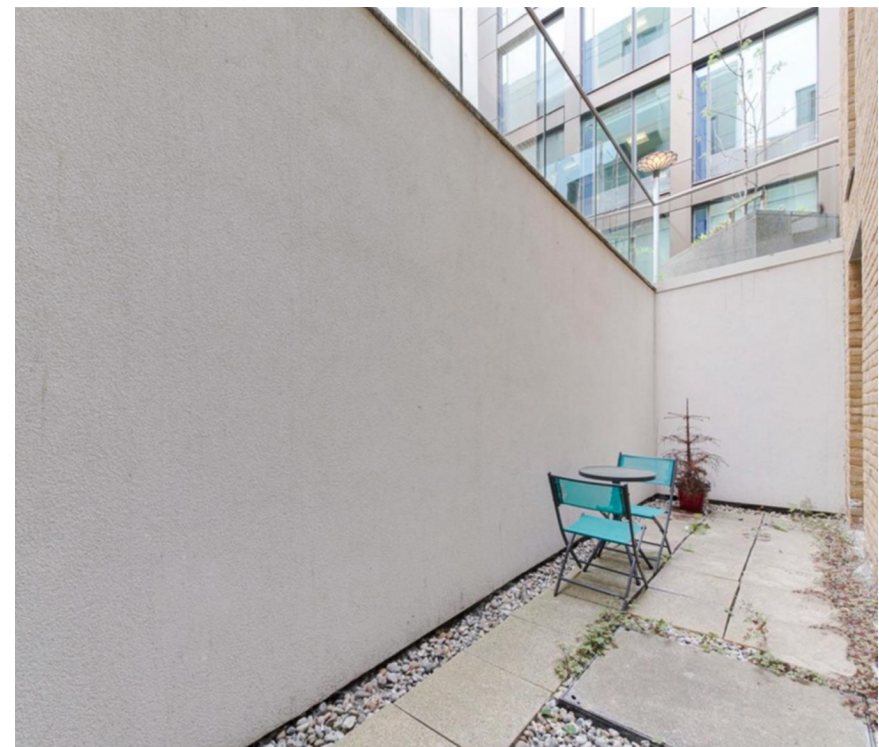
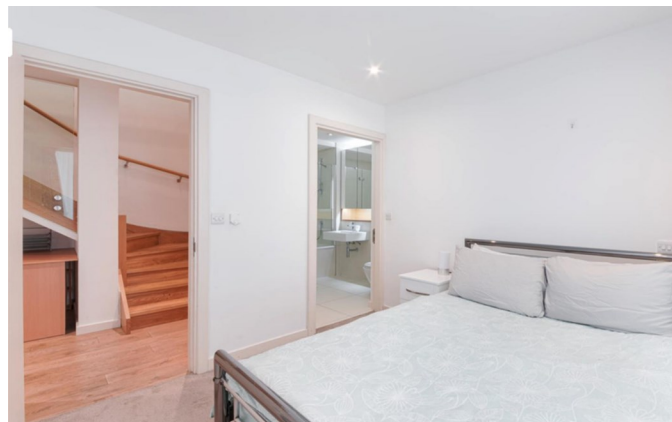
Situated within the sought after Trematon Building, NI, this well proportioned two bedroom split level apartment is arranged over the ground and lower ground floors and offers 875sqft of internal space, together with a generous private terrace. Offered to the market chain free, the property combines contemporary living with an exceptionally convenient central London location.

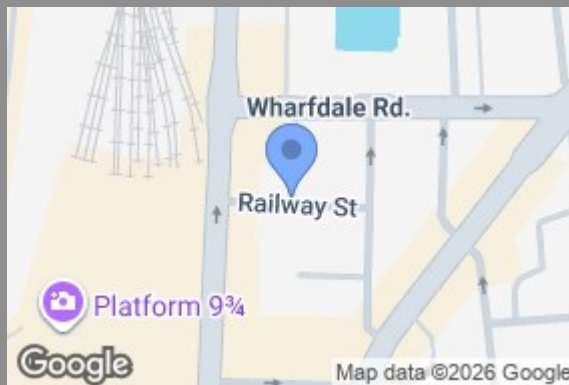
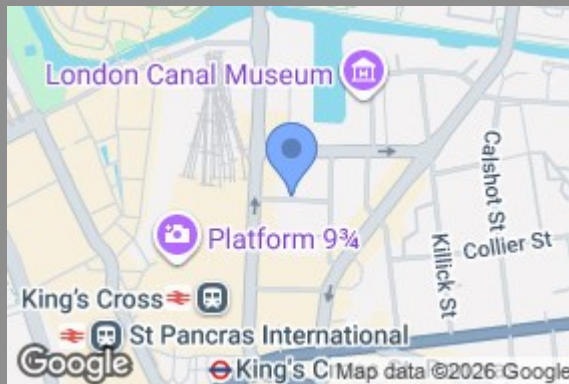
The ground floor is centred around a spacious open plan reception, dining and kitchen area, creating an excellent space for both everyday living and entertaining. The modern fitted kitchen incorporates a range of integrated appliances, while large windows provide plenty of natural light. The property also benefits from underfloor heating and an air cooling system. This level also benefits from an additional bathroom/WC and direct access between the living accommodation and the lower floor via an attractive internal staircase.

On the lower ground floor are two well proportioned double bedrooms, both benefiting from en-suite facilities. One of the bedrooms provides direct access onto the property's private terrace, offering valuable outside space rarely found in such a central location.

Trematon Building is positioned moments from King's Cross and St Pancras International, providing outstanding transport connections across London, throughout the UK and into Europe. The extensive regeneration of the surrounding area has created an excellent selection of restaurants, cafés, bars and shops, with Granary Square, Coal Drops Yard, Regent's Canal and Central Saint Martins all within easy reach. St Pancras International, the British Library and the wider amenities of Angel and Islington are also readily accessible.

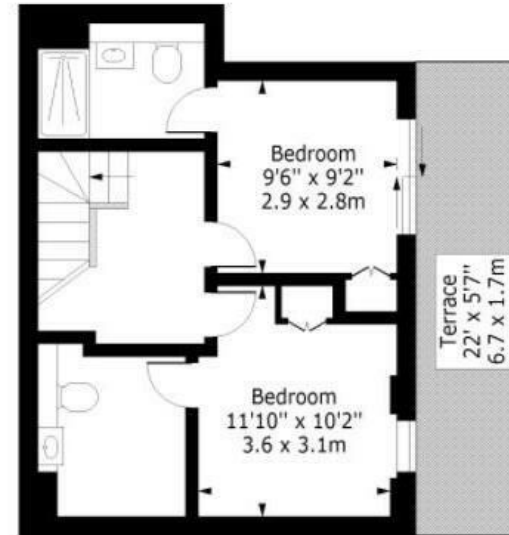
With its split level layout, two bedrooms, multiple bathrooms, private terrace, open plan living space and exceptional transport links, this would make an excellent home, secondary residence or central London investment.



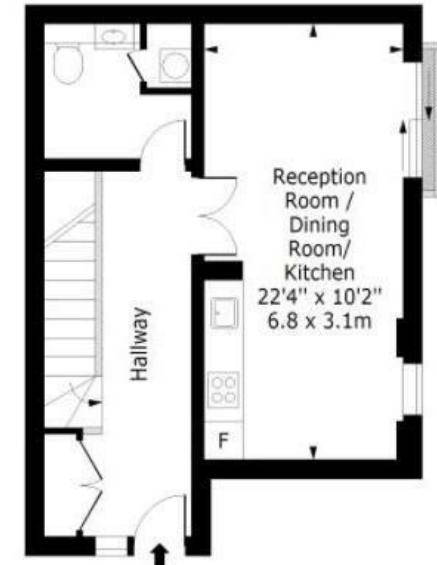


Trematon Building, N1

Approx. Gross Internal Area (Excluding Terrace) 875 Sq Ft - 81.29 Sq M
Approx. Gross Internal Area (Including Terrace) 1010 Sq Ft - 93.83 Sq M



Lower Ground Floor
Floor Area 435 Sq Ft - 40.41 Sq M



Ground Floor
Floor Area 440 Sq Ft - 40.88 Sq M

For Illustration Purposes Only - Not To Scale

Council Tax Band **E** EPC Rating **C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

69 Paul Street
London
EC2A 4NG
020 7637 4000
oliver.knipe@strettons.co.uk